



CITY OF MARINE CITY

Zoning Board of Appeals Meeting Agenda

Marine City Fire Hall, 200 South Parker Street

Regular Meeting: Wednesday, March 6, 2019, 7:00 PM

-
1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE**
 3. **ROLL CALL:** Chairperson Kim Weil; Commissioners Mark Bassham, James Turner; Planning Commissioner Graham Allan; City Commissioner Cheryl Vercammen; Building Official Susan Wilburn; City Manager Elaine Leven
 4. **COMMUNICATIONS**
 5. **APPROVE AGENDA**
 6. **APPROVE MINUTES**
 - A. Zoning Board of Appeals Regular Meeting – December 5, 2018
 7. **PUBLIC COMMENT** *Anyone in attendance is welcome to address the Zoning Board of Appeals. Please state name and address. Limit comments to five (5) minutes.*
 8. **UNFINISHED BUSINESS**
 9. **NEW BUSINESS**
 - A. Public Hearing ~ Appeal #19-01 – Mike Thomas, 1242 South Belle River Avenue
 10. **OTHER BUSINESS**
 11. **ADJOURNMENT**

**City of Marine City
Zoning Board of Appeals
December 5, 2018**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, December 5, 2018 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Weil at 7:00pm.

The Pledge of Allegiance was led by Chairperson Weil.

Present: Chairperson Weil; Commissioners Bassham, Filo; Planning Commissioner Allan; City Commissioner Vercammen; Building Official Wilburn; City Manager Leven; and City Clerk Baxter

Absent: None

Communications

No Communications were received in time for the Agenda, however City Manager Leven announced that the City had recently received an Appeal on Variance #18-06 and would be working with the City Attorney on it.

Approve Agenda

Motion by City Commissioner Vercammen, seconded by Planning Commissioner Allan, to approve the Agenda, as presented. All Ayes. Motion Carried.

Approve Minutes

Chairperson Weil reported that a statement made by Commissioner Vercammen during Appeal #18-06 had been omitted in the minutes and asked that it be added:

- Commissioner Vercammen stated that she had received a 300 foot notice, however had no financial interest in the project.

City Clerk Baxter also reported that she was contacted by Phil Oleksiak who spoke during Appeal #18-06. Mr. Oleksiak stated that the draft minutes of the meeting were incorrect. He requested that his statement regarding his concern about the environmental impact of a leaking oil tank underneath the property be amended to read a leaking underground

storage tank. Deputy Clerk Desmarais listened back to the audio recording of the meeting, verified the comment, and made the requested amendment to the minutes.

Motion by Planning Commissioner Allan, seconded by Commissioner Bassham, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held November 7, 2018, as amended. All Ayes. Motion Carried.

Public Comment

None.

Unfinished Business

Public Hearing ~ Appeal #18-07 – Whittlesey Development, Ltd., 827 Degurse Avenue

Chairperson Weil announced that the Zoning Board of Appeals would conduct a Public Hearing to receive public comments for and against the proposed Variance Request by Whittlesey Development, Ltd., for property located at 827 Degurse Avenue. The Variance Request was to reduce the side setback from 20' to 10'.

Chairperson Weil opened the Public Hearing at 7:05 pm.

Mr. Whittlesey, applicant, stated that he had spoken with his neighbor, Bob Klingler, who did not indicate any issues with the variance.

Chairperson Weil stated that he had walked the property and said he was impressed with the project and did not see any intrusions on Mr. Klingler's property.

Commissioner Allan stated for the record that Mr. Klingler chose not to be in attendance this evening to oppose the variance request.

Chairperson Weil closed the Public Hearing at 7:06 pm.

Commissioner Bassham stated he had several questions about the location of the chain link fence, the layout of the property and the setback. Mr. Whittlesey supplied a large drawing of the property and was able to demonstrate where the fence was located, how the addition would be situated on the property, and the location of the requested setback.

Motion by City Commissioner Vercammen, seconded by Commissioner Filo, to approve Appeal #18-07 based on the fact the building runs parallel to the road and the property is not square and, by approving the Appeal, the Board is not granting special privileges to the applicant.

Roll Call Vote.

Ayes: Weil, Allan, Bassham, Filo, Vercammen

Nays: None

Motion Carried.

New Business

None.

Other Business

None.

Adjournment

Motion by Commissioner Bassham, seconded by Commissioner Filo, to adjourn at 7:15 pm. All Ayes. Motion Carried.

Respectfully submitted,

Kristen Baxter
City Clerk

CITY OF MARINE CITY

303 S WATER ST.
MARINE CITY, MI 48039
PHONE (810) 765-8846 • FAX (810) 765-1040

To: Chairman and Members of the Marine City Zoning Board of Appeals

From: Susan Wilburn, City of Marine City Building Official

Date: February 12, 2019

Project Location: 1242 S. Belle River Rd.

Subject: Requested variance for parking of vehicles on stone parking lot

This is a 1.56 acre parcel on S. Belle River Rd. which is zoned W-M, Waterfront Recreation and Marina. The variance requested is for a stone parking area (see enclosed site plan).

The owner of this property owns an adjoining parcel with frontage on S. Parker zoned B-2, General Business. Both parcels have been approved by the Planning Commission for a "marketplace" with 1242 S. Belle River providing the required parking lot, pending ZBA approval. This Planning Commission approval also stipulates a maximum of 60 vendors and a re-review after the first year at no charge to the applicant.

This project will not require site plan approval by both Wade Trim.

VARIANCE.

(a) A modification of the literal provisions of the Zoning Ordinance granted when strict enforcement of the Zoning Ordinance would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted.

(b) The crucial points of ***VARIANCE*** are:

1. Undue hardship;
2. Unique circumstances; and
3. Applying to property.

(c) A ***VARIANCE*** is not justified unless all 3 elements are present in the case.

ORDINANCE: Uses permitted in W-M include retail businesses related to the waterfront marina district. These business would be required to provide parking.

W-M, WATERFRONT RECREATION AND MARINA DISTRICT

§ 160.110 INTENT.

The waterfront of the City of Marine City is a limited community resource; therefore, it is the intent of the Waterfront Recreation and Marina District, aside from residential use, to allow only those recreational, public and business uses which are related to the waterfront and which, therefore, cannot feasibly be located elsewhere. Such districts are intended to encourage safe and efficient development of waterfront areas and facilitate navigation.

(Prior Code, App., § 800) (Ord. 98-3, passed 3-19-1998)

§ 160.111 PRINCIPAL USES PERMITTED.

(A) Public or private facilities for the berthing, launching, handling or servicing of recreational boats, except as otherwise provided in this subchapter;

(B) Public beaches and recreation areas directly related to the waterfront;

(C) Retail businesses which supply products primarily and directly for persons using the facilities of the district, such as sale of boats, equipment and accessories, fishing equipment and bait and other similar items;

(D) Indoor storage of boats in a permanent structure;

(E) Accessory uses and buildings as follows:

(1) Private launching ramps;

(2) Outdoor storage of recreational boats on the paved off-street parking surface required herein. No parking lot shall be occupied by stored boats during the months of June, July and August. All such storage shall be arranged in an orderly manner and at least 1/2 of the parking area shall be conveniently available for customer parking by May 15;

(3) Other approved accessory uses and buildings when located on the same lot as a principal use, provided that such accessory use or building shall be clearly incidental to the permitted use; and

(4) Temporary buildings and uses for construction purposes for a period not to exceed 1 year.

(Prior Code, App., § 801) (Ord. 98-3, passed 3-19-1998)

160.112 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission.

(A) Boat fuel stations;

(B) Clubs, lounges or restaurants;

(C) Engine and hull repair shops;

(D) Marine construction and maintenance equipment use and storage;

- (E) Municipal or private facilities for the berthing, launching, handling or servicing of commercial boats;
 - (F) Any use permitted in any residential district, which is part of a planned development, provided that such use shall comply with all of the zoning regulations of the highest residential district in which it is first allowed;
 - (G) Hotels or other such facilities to provide temporary home-port accommodations; and
 - (H) Stack storage.
 - (I) Campgrounds, travel trailer parks and tent sites, subject to the following:
 - (1) Minimum parcel size shall be 2 acres. The parcel shall provide vehicular access to a public road.
 - (2) One off-street parking space shall be provided for each camping site.
 - (3) Camping sites shall be located no closer to a property line than the minimum yard setback distance. Within a side yard, a lesser distance may be approved by the Planning Commission where a 6-foot masonry wall is constructed along the property line.
 - (4) The purpose of the campground or travel trailer park shall be to provide temporary recreational sites and opportunities and not intermediate or long term housing. Occupancy within the park shall be limited to between April 1 and December 1.
 - (5) Trailers shall be removed from camping sites between December 1 and April 1 but may be stored on-site within a storage area designated as such on the site plan.
 - (6) No retail sales shall be permitted to operate on the parcel, except that a convenience goods shopping building may be provided on a parcel containing more than 80 sites. Convenience goods sold shall be primarily for the benefit of the campground users and not the general public, unless allowed by the special conditional use permit.
 - (7) All sanitary facilities shall be designed and constructed in strict conformance to all applicable St. Clair County health regulations.
 - (8) All campgrounds shall be licensed by the State of Michigan and shall comply with all applicable state and county rules and regulations, including Part 125 of the Public Health Code (PA 368 of 1978).
- (Prior Code, App., § 802) (Ord. 98-3, passed 3-19-1998; Am. Ord. 11-07, passed 10-6-2011)

REVIEW:

Enclosed with this memo is a copy of the Zoning Board of Appeals Application and site plan along with previous ZBA approval minutes for a year around stone storage area for recreational vehicles.

OWNER	PROP_ADDRESS_COMBINED	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE	OWNER_ZIP
HATCHER DERIAN	1159 S WATER ST	1159 S WATER ST	MARINE CITY	MI	48039
THOMAS PATRICK JOHN, THOMAS KEVIN L	1242 S BELLE RIVER AVE	338 AVALON BEACH	MARINE CITY	MI	48039
DUNN WALTER L, DUNN MARILYNN D	CHARTIER ST VL	1215 S BELLE RIVER AVE	MARINE CITY	MI	48039-2307
HINKLEY ANDREW L	1284 S BELLE RIVER AVE	1284 S BELLE RIVER RD	MARINE CITY	MI	48039-
WEC 2000B-CSF-11 LLC	1229 S PARKER ST	ONE CVS DRIVE	WOONSOCKET	RI	02895
BUKOWSKI GEORGE S/MARY KAY	318 CHARTIER ST	318 CHARTIER	MARINE CITY	MI	48039-2314
MARINE CITY MARINE AND SERVICE LLC	1115 S BELLE RIVER AVE	1030 S BELLE RIVER AVE	MARINE CITY	MI	48039
CORNER LOT APARTMENTS LLC	156 CHARTIER ST	7350 MEISNER RD	CHINA	MI	48054
LEVY-INDIANA SLAG CO	1326 S BELLE RIVER AVE	9300 DIX	DEARBORN	MI	48120-1528
TWO BROS CONCEPT LLC	374 BOWERY ST	8869 MESKILL RD	COLUMBUS	MI	48063
BLUE WATER PIZZA PROPERTY LLC	159 CHARTIER ST	37 GRATIOT	MARYSVILLE	MI	48040
GOULETTE LAWRENCE/LINDA	1106 S THIRD ST	18700 GREY	ALLEN PARK	MI	48101
WEND DENNIS J/DIANA L	1315 S WATER ST	1315 S WATER ST	MARINE CITY	MI	48039-3606
DECKER BRIAN M, DECKER JEANNE C	1275 S WATER ST	3814 SLEEPY FOX	ROCHESTER HILLS	MI	48307
HATCHER DERIAN/HEATHER	1191 S WATER ST	1191 S WATER ST	MARINE CITY	MI	48039
TWO BROS CONCEPT LLC	326 BOWERY ST	8869 MESKILL RD	COLUMBUS	MI	48063
ZOBL FRANCIS J	142 CHARTIER ST	142 CHARTIER ST	MARINE CITY	MI	48039
SIMONS WILLIAM/CATHY	1154 S BELLE RIVER AVE	1154 S BELLE RIVER AVE	MARINE CITY	MI	48039-2306
BEAUCHAMP H CAROL TRUST	1345 S WATER ST	1345 S WATER ST	MARINE CITY	MI	48039
DUPINE MICHAEL F	1276 S BELLE RIVER AVE	1276 S BELLE RIVER AVE	MARINE CITY	MI	48039-2307
THOMAS PATRICK JOHN, THOMAS KEVIN L	1242 S BELLE RIVER AVE	338 AVALON BEACH	MARINE CITY	MI	48039
PAPIN DAVID R	1190 S WATER ST	1190 S WATER ST	MARINE CITY	MI	48039-
SCOTT FAUCHER HOLDINGS LLC	321 CHARTIER ST	321 CHARTIER ST	MARINE CITY	MI	48039
DEL-DOT HARBOR MARINA	INFORMATION REFERENCE	1900 PRODUCTION DR	ROCHESTER	MI	48063
ZEKES PROPERTIES LLC	1239 S PARKER ST	1239 S PARKER ST	MARINE CITY	MI	48039
DUNN WALTER L/PATRICK D	1206 S BELLE RIVER AVE	1206 S BELLE RIVER AVE	MARINE CITY	MI	48039-2307
DUNN WALTER L/PATRICK D	1215 S BELLE RIVER AVE	1226 S BELLE RIVER AVE	MARINE CITY	MI	48039-2307
FAUCHER GREG, FAUCHER CHARLENE	1241 S WATER ST	1241 S WATER ST	MARINE CITY	MI	48039-3600
TWO BROS CONCEPT LLC	1295 S PARKER ST	8869 MESKILL RD	COLUMBUS	MI	48063
ADOLPHSON HARLAN TRUST	329 CHARTIER ST	329 CHARTIER	MARINE CITY	MI	48039-2321
HEIDEBREICHT WILLIAM	1285 S BELLE RIVER AVE	1285 S BELLE RIVER AVE	MARINE CITY	MI	48039-0158
WEBER MICHAEL J, WEBER PATRICIA A	1225 S WATER ST	1225 S WATER ST	MARINE CITY	MI	48039-3600
DUNN WALTER L/PATRICK D	1226 S BELLE RIVER AVE	1226 S BELLE RIVER AVE	MARINE CITY	MI	48039-2307

PAGE RICHARD/SUSAN	1335 S WATER ST	1335 S WATER ST	MARINE CITY	MI	48039
KEEVER DANIEL, KEEVER JAIME	1298 S BELLE RIVER AVE	1298 S BELLE RIVER AVE	MARINE CITY	MI	48039
MUSSON WILLIAM L/RACHEL	1268 S BELLE RIVER AVE	1268 S BELLE RIVER RD	MARINE CITY	MI	48039
ISRAEL ARTHUR/WANDA	1294 S BELLE RIVER AVE	1294 S BELLE RIVER	MARINE CITY	MI	48039
MC GLYNN KATHLEEN	CHARTIER ST VL	336 CHARTIER	MARINE CITY	MI	48039-0595
HENSON RONALD/ROSEANN	1325 S WATER ST	1325 S WATER ST	MARINE CITY	MI	48039-3606



City of Marine City
Building Department
303 S. Water St.
Marine City, MI 48039
(810) 765-9011
buildingdepartment@marinecity-mi.org

Zoning Board of Appeals Application

Application Fees:
Residential - \$200.00
Commercial/Industrial - \$300.00
(Receipt Code: ZBAFEE)

NOTE: Additional fees may be assessed by City Planning and/or Engineering Consultants

The Zoning Board of Appeals meets on the first Wednesday of each month in which there are appeals for consideration. Applications must be filed at least thirty (30) days prior to a scheduled meeting. Application fee must be paid in full before your application is added to the Agenda. The City must notify the surrounding property owners within a 300-foot radius from the address on this application.

Site Plan requirements for all dimensional variance requests must include the following:

- 1) Minimum site plan submittal shall be based on a land survey prepared and sealed by a registered land surveyor or registered engineer.
- 2) The plan must be drawn to scale.
- 3) The plan must include property lines and dimensions, all structures and buildings (existing and proposed), all setback dimensions, driveways, and all adjacent uses and structures of adjoining lots.

Your application will not be considered unless all required information is provided at the time of submission, and any/all required fees are paid for prior to the meeting date.

Building permits must be obtained within one year of approval of your variance

Address of property where variance is being requested:

1242 S. Belle River Ave 74-02-875-0001-002
Number Street Parcel #

Applicant/Owner Information

Applicant(s) Name: MIKE THOMAS
Address: _____
Street City State Zip
MARINE CITY MI 48039
Phone: _____ Email: _____
Owner Name (if different from Applicant): PATRICK THOMAS
Address: _____
Street City State Zip
MARINE CITY MI 48039
Phone: _____ Email: _____



City of Marine City
Building Department
303 S. Water St.
Marine City, MI 48039
(810) 765-9011
buildingdepartment@marinecity-mi.org

Zoning Board of Appeals Application

Application Fees:
Residential - \$200.00
Commercial/Industrial - \$300.00
(Receipt Code: ZBAFEE)

NOTE: Additional fees may be assessed by City Planning and/or Engineering Consultants

Variance Request Information

Subject property is zoned: WM Size of Lot: APP 335' x 253'
Total Square Footage: 1.56 Acre Circle One: Corner Lot Interior Lot Waterfront Lot
Number of Buildings on lot now: 0
Percentage of lot coverage by building/structure now: 0 %

Type/Use/Size of Each Building: PARKING LOT
STORE SURFACE RV / BOAT STORAGE AREA

Describe Proposed Building/Structure, Addition, Fence, Sign, Etc.:
STORE SURFACE PARKING LOT SEE ATTACHED
SITE PLAN FOR PARKING LAYOUT

Complete as it pertains to each situation; e.g. complete all for buildings, height & length for fence, etc.

Height: _____ Width: _____ Length: _____ Sq. Footage: 1.53 ACRE
Height: _____ Width: _____ Length: _____ Sq. Footage: _____
Height: _____ Width: _____ Length: _____ Sq. Footage: _____

Percentage of lot coverage with proposed building/structure, addition, fence, etc.: _____ %

Setbacks after completion of proposed project:

Front: _____ Rear: _____ Side: _____ Side: _____

REASON FOR APPEAL: APPROVAL FOR PARKING LOT



City of Marine City
Building Department
303 S. Water St.
Marine City, MI 48039
(810) 765-9011
buildingdepartment@marinecity-mi.org

Zoning Board of Appeals Application

Application Fees:
Residential - \$200.00
Commercial/Industrial - \$300.00
(Receipt Code: ZBAFEE)

NOTE: Additional fees may be assessed by City Planning and/or Engineering Consultants

For a variance to be granted, the Applicant must prove a unique circumstance or an undue hardship relating to his/her situation by answering the questions below and providing supporting evidence

- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not generally applicable to other land, structures or buildings in the same zoning district

NO _____ YES X

If yes, explain: This w/m Parcel Adjacent B2 Zoned Property, WITH THE SAME OWNER

- 2) A strict enforcement of the zoning ordinance would cause a practical difficulty and literal interpretation of the provisions of the zoning ordinance would deprive me of rights commonly enjoyed by other properties in the same zoning district under the terms of the zoning ordinance

NO _____ YES X

If yes, explain: Adjoins B2 Property. Additional Parking IS Required FOR OUTDOOR MARKET CASHIERS. APPROVED AT PLANNING COMMISSION 2/11/19

- 3) The special conditions and circumstances do not result from the actions of me, the applicant, or my predecessor

NO _____ YES X

If no, explain: Property WAS Zoned WATERFRONT MARINE AT TIME OF PURCHASE 7/18

- 4) Granting the variance requested will not bestow upon me, the applicant, any special privileges that are denied by the zoning ordinance to other lands, structures or buildings in the same zoning district

NO _____ YES X

If no, explain: There ARE OTHER PARCELS Zoned WATERFRONT MARINE THAT ARE USED FOR PARKING



City of Marine City
Building Department
303 S. Water St.
Marine City, MI 48039
(810) 765-9011
buildingdepartment@marinecity-mi.org

Zoning Board of Appeals Application

Application Fees:
Residential - \$200.00
Commercial/Industrial - \$300.00
(Receipt Code: ZBAFEE)

NOTE: Additional fees may be assessed by City Planning and/or Engineering Consultants

- 5) Will approval of this appeal change the character of your immediate neighborhood and/or the zoning district in which the property is located?

NO X YES

If yes, explain: Parking of Boat/RV is Allowed.
Parking of cars is less intrusive.

I (We) herby attest that all the information provided in this application, and attachments submitted, are true and correct to the best of my (our) knowledge and belief.

[Signature]

Applicant's Signature

2/12/19

Date

[Signature] (Power of Attorney)

Owner's Signature

2/12/19

Date

CITY OFFICE USE ONLY

Appeal #: 19-01

Fee Amount Paid: \$ 300.00

Reviewed By: [Signature]
Building Official

Date Paid: 2-12-2019

City Manager

RIVER RD.(M-29) ASPHALT
66' RIGHT-OF-WAY

PROPOSED SIGN, PER CITY
REQUIREMENTS

EXISTING DRIVE APPROACH,
FOR VENDORS ONLY

FD 3" PIPE
0.81' WEST

FD CI#30085
1.21' WEST

SET CI#41921

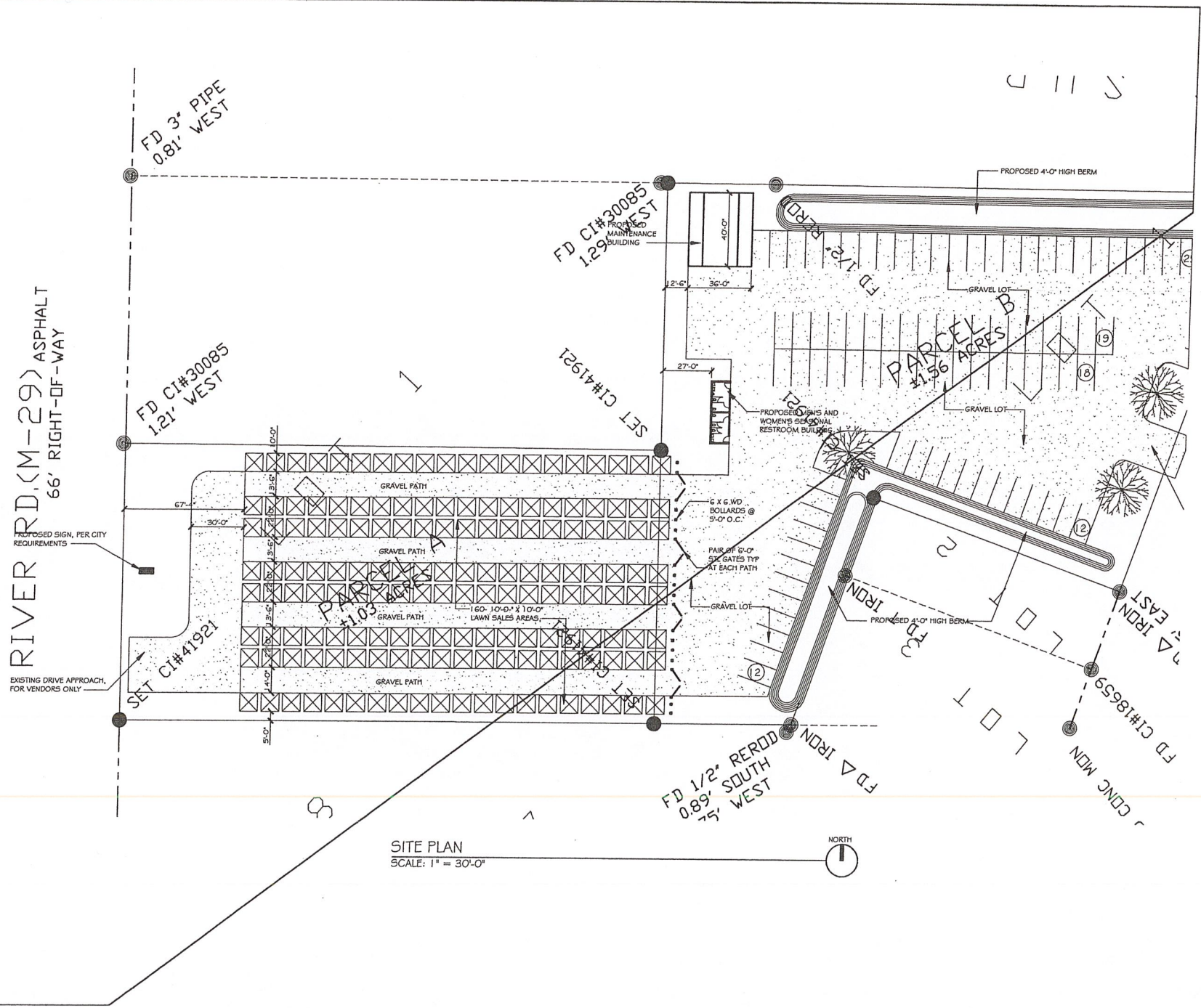
FD CI#20085
1.29' WEST

SET CI#41921

FD 1/2" REROD
0.89' SOUTH
75' WEST

NORTH

SITE PLAN
SCALE: 1" = 30'-0"



**City of Marine City
Zoning Board of Appeals
August 1, 2018**

A regular meeting of the Marine City Zoning Board of Appeals was held on Wednesday, August 1, 2018 in the Fire Hall, 200 South Parker Street, Marine City, and was called to order by Chairperson Weil at 7:00pm.

The Pledge of Allegiance was led by Chairperson Weil.

Present: Chairperson Weil; Commissioners Bassham, Vercammen; Planning Commissioner Allan; City Commissioner Turner; Building Official Wilburn; City Manager Leven; and Deputy Clerk McDonald

Absent: None

Approve Agenda

Motion by Planning Commissioner Allan, seconded by City Commissioner Turner, to approve the Agenda, as presented. All Ayes. Motion Carried.

Approve Minutes

Motion by City Commissioner Turner, seconded by Planning Commissioner Allan, to approve the Minutes of the Regular Meeting of the Zoning Board of Appeals held June 6, 2018, as presented. All Ayes. Motion Carried.

Public Comment

None.

Unfinished Business

None.

New Business

Public Hearing ~ Appeal #18-05 – Mike Thomas, 1242 South Belle River Road

Chairperson Weil announced that the Zoning Board of Appeals would conduct a Public Hearing to receive public comments for and against the proposed Variance Request by Mike Thomas, for property located at 1242 South Belle River Road. The Variance Request was for a "solid surface" storage area rather than "paved" for the use of year round boat and recreational vehicle storage.

Chairperson Weil opened the Public Hearing at 7:01pm.

Building Official Wilburn advised that the current Ordinance stated that a paved surface needed to be utilized, but he was asking for a stone surface along with year round storage for boats and recreational vehicles.

Mike Thomas, the applicant, stated that he was looking to invest in the City and was planning on starting a storage area for boats and recreational vehicles on the back portion of the property. He requested a variance for the following:

- Gravel surface
- Year round storage
- Storage for boats and recreational vehicles

Commissioner Vercammen questioned the depth that would be needed for the stone surface.

Mr. Thomas replied that he would put down a three (3) inch layer of stone in place of a paved surface. He also said that the front piece of the property would be used for something other than boat and recreational vehicle storage, but that he did not have a plan set in place at this time.

Planning Commissioner Allan asked if mobile homes would be allowed or if there would be a size restriction set in place for the storage yard.

Mr. Thomas answered that only recreational vehicles would be stored there and mobile homes would not be allowed.

Commissioner Bassham said that he was concerned about the drainage on the parcel and asked the applicant if drainage had been looked at by an engineer.

Mr. Thomas responded that a topographical map would be completed in order to define the drainage. A Site Plan would then be created and submitted to the Planning Commission, should the variance requests be approved.

Chairperson Weil closed the Public Hearing at 7:16pm.

Motion by City Commissioner Turner, seconded by Commissioner Vercammen, to approve Appeal #18-05 for a stone surface and year round boat and recreational vehicle storage based on the record as a whole including the application, Building Official Wilburn's report, the applicant testimonial, the fact that no feedback was received from the notified property owners, and the unique circumstance presented. All Ayes. Motion Carried.

Other Business

None.

Adjournment

Motion by Chairperson Weil, seconded by City Commissioner Turner, to adjourn at 7:17pm. All Ayes. Motion Carried.

Respectfully submitted,

Elizabeth McDonald
Deputy Clerk

Kristen Baxter
City Clerk

PUBLIC NOTICE

CITY OF MARINE CITY ZONING BOARD OF APPEALS

In compliance with Michigan Zoning Enabling Legislation, the General Ordinances of the City of Marine City, and the Rules and Regulations of the Marine City Zoning Board of Appeals, please take notice that on Wednesday, March 6, 2019, at 7:00 PM in the Marine City Fire Hall, 200 South Parker Street, Marine City, Michigan, the Marine City Zoning Board of Appeals will hold a Public Hearing to consider a Zoning Variance Application, as follows:

ZBA Appeal No. 19-01

Applicant Mike Thomas, is requesting the following variance for **1242 South Belle River Road, Marine City**:

- ❖ A variance for the parking of vehicles on a stone parking lot

The legal description of the subject property, zoned in the W-M (Waterfront Recreation and Marina), is currently shown on the tax roll, as follows:

Parcel # 74-02-875-0001-002

PART OF LOT 1 DESC AS: BEG N 00D 27M 41S E 300' FROM SW COR OF LOT 1, TH N 89D 32M 05S E 77.82', TH N 18D 34M 29S E 131.10', TH S 71D 00M 08S E 148.63', TH N 18D 32M 58S E 229.56', TH S 89D 54M W 335.46', TH S 00D 27M 41S E 293.55' TO BEG SUPERVISOR'S WONSEY PLAT AS RECORDED IN LIBER 53 PG 61 ST CLAIR COUNTY REGISTER OF DEEDS

Citizen comments are welcome and may be given in person at the Public Hearing. Written comments will also be received at the Marine City Offices, Zoning Board of Appeals, 303 South Water Street, Marine City, Michigan 48039, until 5:00 pm on March 6, 2018. The application is on file at the City Offices and may be inspected during regular business hours.

Kristen Baxter
City Clerk
February 17, 2019